

CHADDS FORD TOWNSHIP  
PLANNING COMMISSION  
January 29, 2003

MINUTES

The Planning Commission of Chadds Ford Township met in the Township building on Wednesday, January 29, 2003. Present were William J. Taylor, Maurice Todd and Jim Reamer. Also in attendance were John P. Kelly for James C. Kelly, Township Engineer, Richard J. Jensen, Code Enforcement Officer and Maryann Furlong, Township Secretary. The meeting was called to order at 7:30 PM.

REORGANIZATION

Mr. Taylor called for the reorganization of the members of the Planning Commission.

Upon motion and second (Todd, Reamer), members unanimously elected William Taylor as Chairman of the Planning Commission.

Upon motion and second (Reamer, Taylor) members unanimously elected Maurice Todd as Vice Chairman of the Planning Commission.

MINUTES

Upon motion (Reamer, Todd), members unanimously approved the minutes of the December 19, 2002, meeting.

PUBLIC COMMENT

Mr. Taylor asked if there were any applicants present to be heard. There were none.

PROPOSED BED and BREAKFAST ORDINANCE

Members of the Commission and Mr. Jensen discussed various aspects of the proposed Bed and Breakfast ordinance. Mr. Todd commented that it appeared all comments from Planning Commission members had been added.

Pursuant to Section (B) Standards for Review of Conditional Use, paragraph (xi), it was the intent of the Commission members that the term Aowner@ be defined as a person who actually lives in the Bed and Breakfast as a resident of the Township and that the Aresident owner@

must be able to prove at least a twenty-five (25%) ownership of the property.

Mr. Kelly addressed the issue of identification of an area that would be available for an on lot septic disposal system in case of failure of the present systems. After discussion, Mr. Jensen will add this requirement to the ordinance.

There being no further discussion regarding the proposed ordinance, and with the understanding that the Township Solicitor is to review the legal ramifications of the proposed ordinance, especially as to ownership requirements, Planning Commission members agreed to pass the matter to the Board of Supervisors for consideration.

Planning

Commission Minutes

January 29, 2003

## ROUTE 1 FEASIBILITY STUDY

Commission members discussed the current status of the Township=s Comprehensive Plan as it relates to the three proposals presented in the Route 1 Feasibility study. Commission members favored the overlay at Alternative Number 2, the Resource Protection Alternative. However, Commission members would urge the Supervisors to pursue an update of the Comprehensive Plan, since planning should precede infrastructure.

## STORMWATER MANAGEMENT ORDINANCE

Mr. Kelly reviewed the recent DEP mandate to create a storm water ordinance which will control the quantity and quality of storm water runoff. This will be a five year program, that appears to mandate much unfunded work. The Township must file a Notice to Comply by March 10<sup>th</sup>. It was Mr. Kelly=s suggestion that the Notice be completed and sent to DEP as a first step in the process. The purpose of the program is to expand public awareness of keeping waters clean and setting standards for same.

## WAWA LIGHTING REQUEST

Planning Commission members were made aware of the request of

Wawa, Inc., for lighting at the village store. A presentation will be made by representatives of Wawa at the upcoming Board of Supervisors meeting on February 5<sup>th</sup>.

#### ADJOURNMENT

There being no further business, upon motion and second (Taylor, Todd) the meeting was adjourned at 9:05 PM.

Respectfully submitted,

MARYANN D. FURLONG,  
Secretary